

609 Wayne 312, Patterson-Wayne CO., MO
609 Wayne 312
Patterson, MO 63956

\$109,000
0.6± Acres
Wayne County



609 Wayne 312, Patterson-Wayne CO., MO
Patterson, MO / Wayne County

SUMMARY

Address

609 Wayne 312 null

City, State Zip

Patterson, MO 63956

County

Wayne County

Type

Commercial

Latitude / Longitude

37.1885 / -90.55096

Taxes (Annually)

\$690

Acreage

0.6

Price

\$109,000

Property Website

<https://rootedrea.com/property/609-wayne-312-patterson-wayne-co-mo/wayne/missouri/99706/>



PROPERTY DESCRIPTION

Contact Charlie Carter at [\(573\) 317-6698](tel:5733176698).

This 1,730 sqft. multi-purpose commercial building can accommodate a variety of businesses. The space was previously used as an auto repair shop and is currently being used as a retail and storage space. The building is insulated and fully equipped with electrical service and heating and cooling to ensure year-round comfort. High-speed internet service is available, making it ideal for offices, retail operations, or other commercial use. Public water and a functional septic system are in place, conveniently allowing for bathroom facilities onsite.

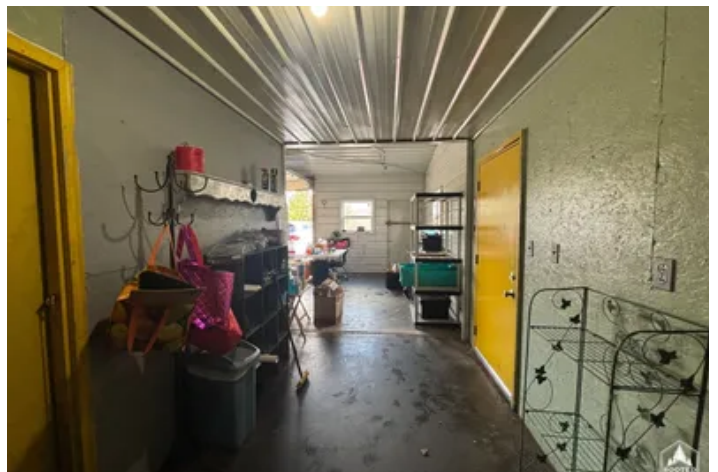
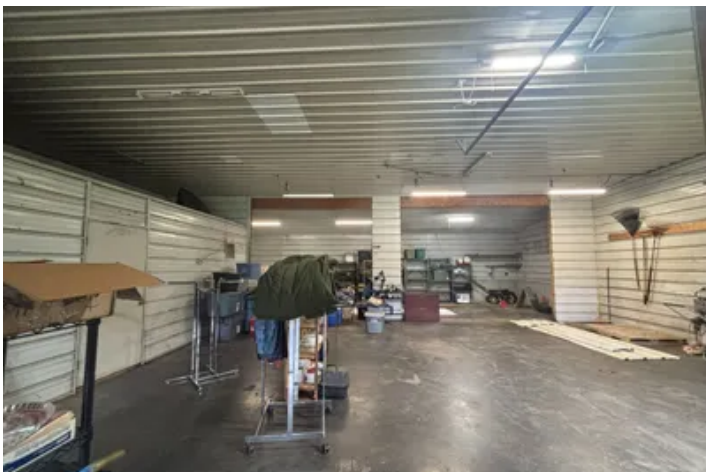
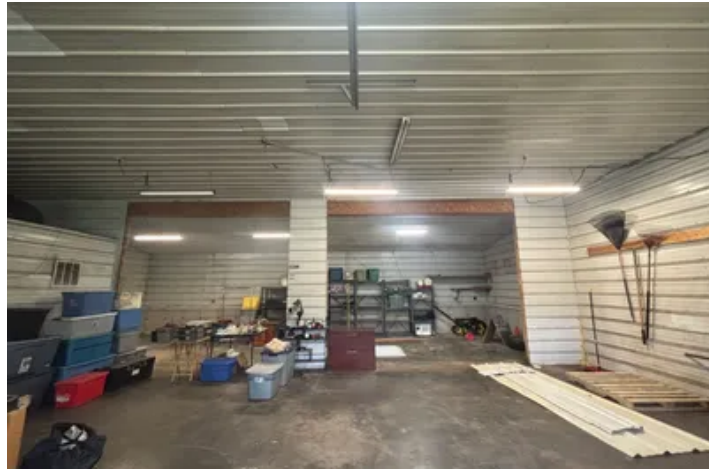
The open and adaptable layout provides flexibility to customize the interior to suit your specific needs. With solid infrastructure and key amenities already established, this property offers both practicality and long-term value.

The property is in close proximity to Clearwater Lake and Sam A. Baker State Park. With the building being equipped with 2 overhead doors, and a spacious circle drive, it would be an ideal spot for boat or camper storage; the property also offers Hwy 34 frontage.

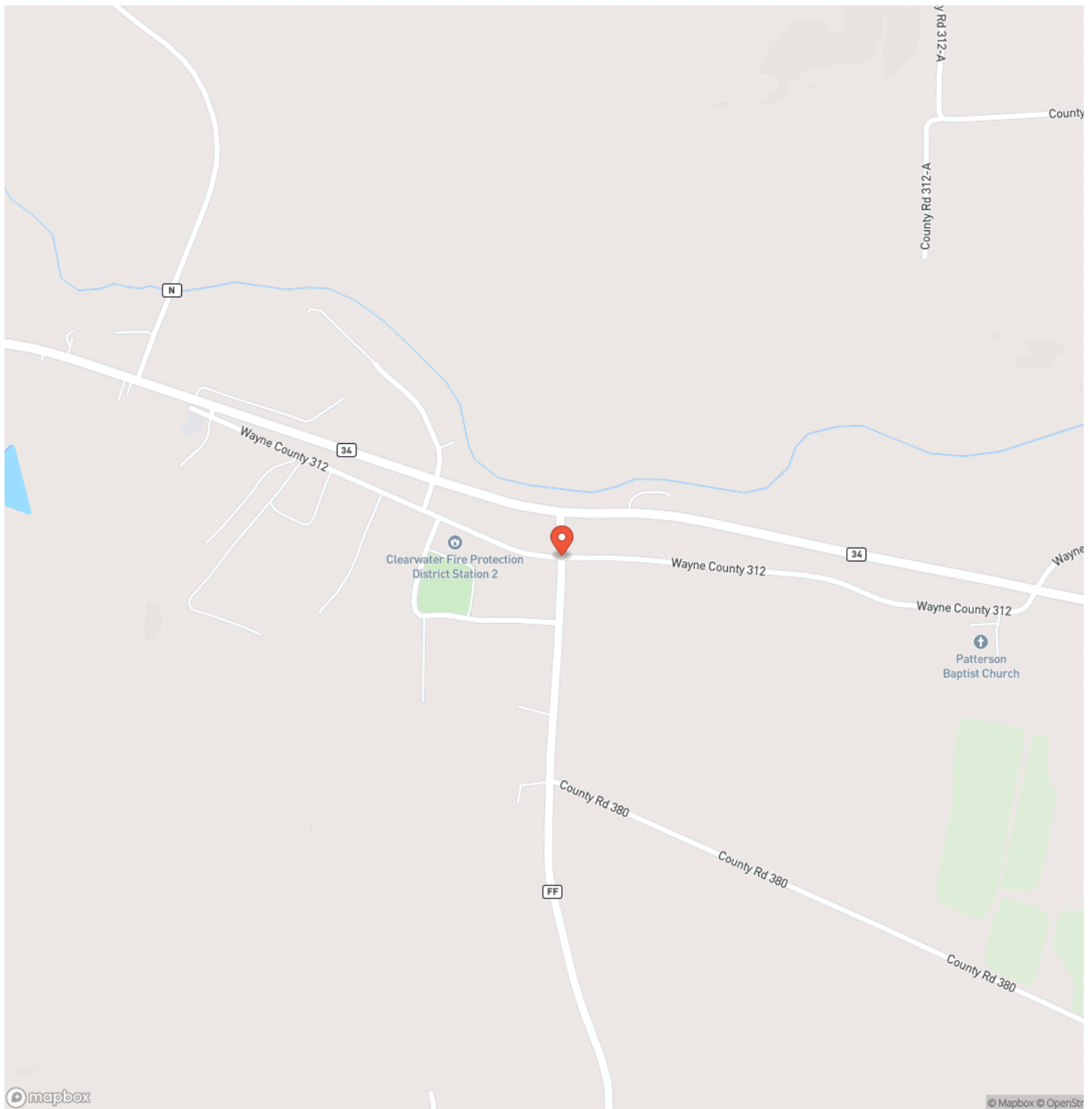
Whether you are looking for an office, a shop, storage facility, or commercial space, this place can adapt to it all.



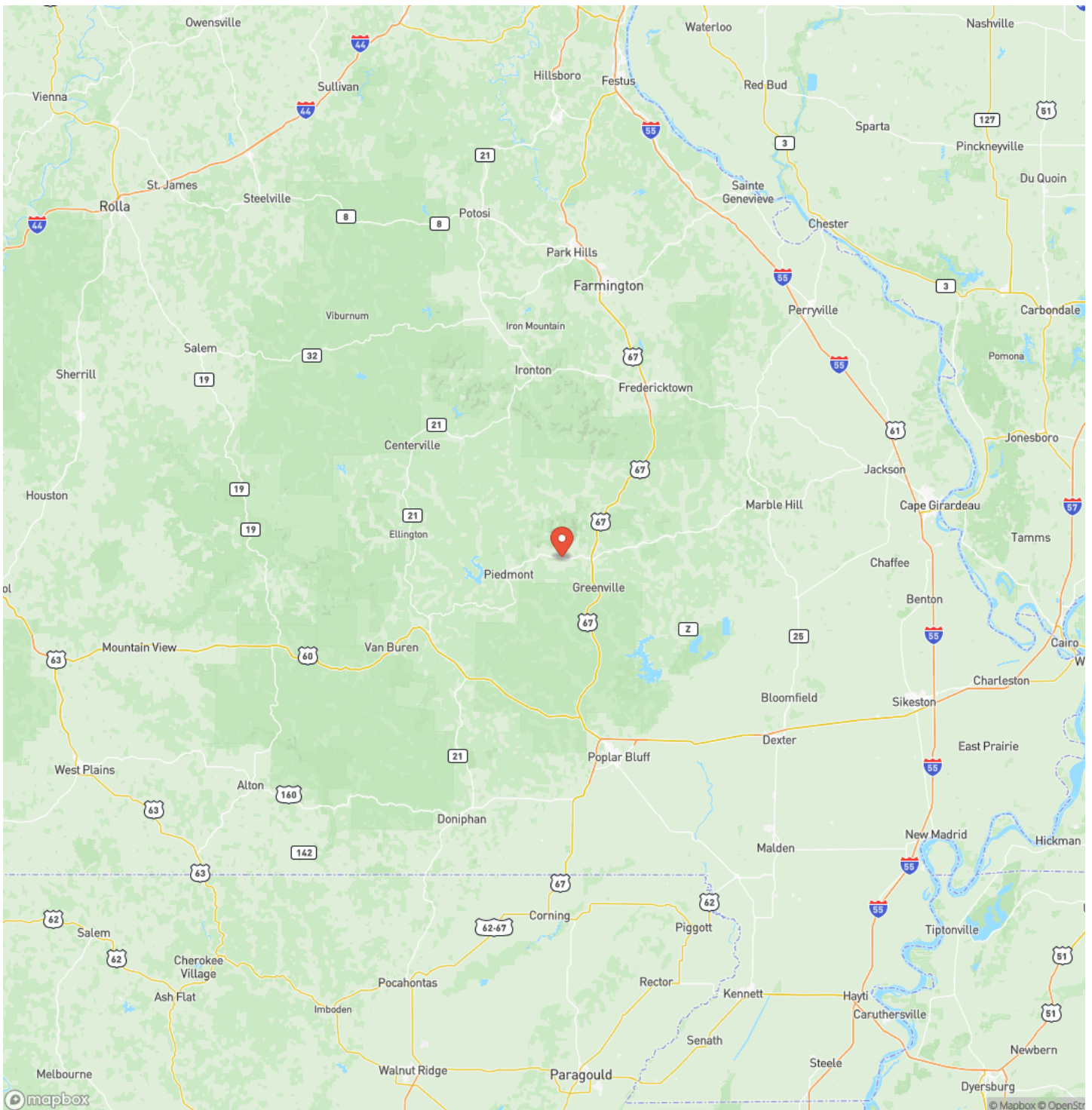
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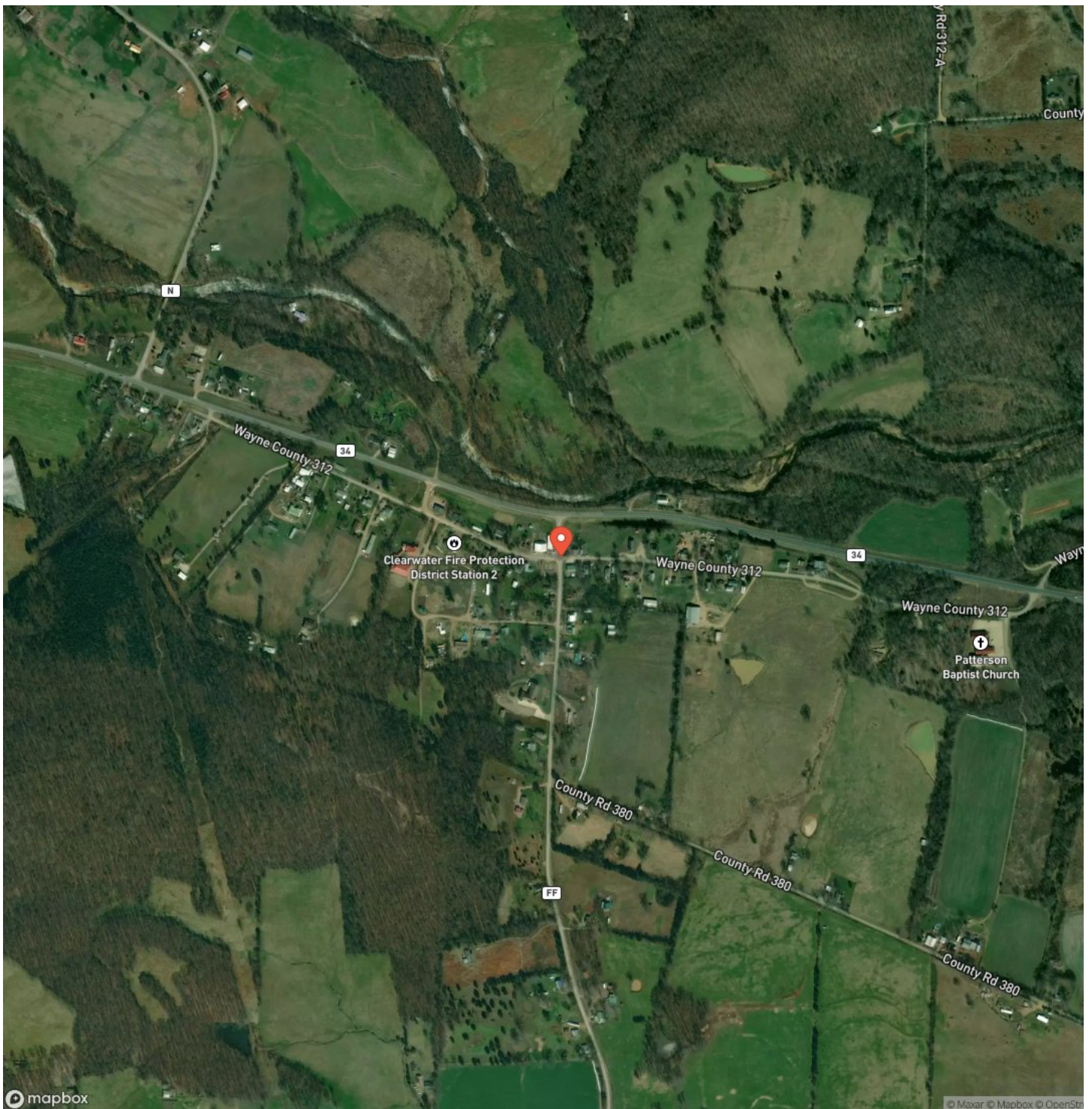
Locator Map



Locator Map



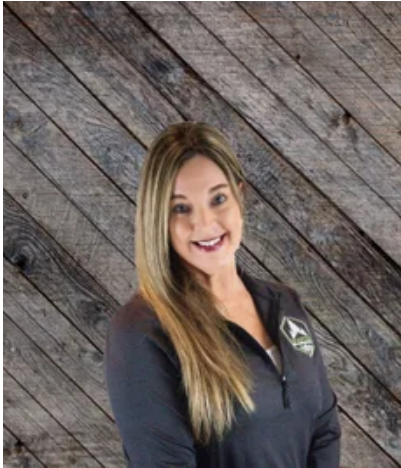
Satellite Map



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Patterson, MO / Wayne County

LISTING REPRESENTATIVE

For more information contact:



Representative

Charlie Carter

Mobile

(573) 317-6698

Email

ccarter@rootedrea.com

Address

City / State / Zip

Greenville, MO 63944

NOTES



MORE INFO ONLINE:

<https://rootedrea.com/>

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<https://rootedrea.com/>

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Rooted Real Estate & Auction Co.
344 Festus Centre Dr.
Festus, MO 63028
(636) 465-0265
<https://rootedrea.com/>

